



DEVELOPMENT SERVICES DEPARTMENT
ENVIRONMENTAL COORDINATOR
450 110th Ave NE., P.O. BOX 90012
BELLEVUE, WA 98009-9012

OPTIONAL DETERMINATION OF NON-SIGNIFICANCE (DNS) NOTICE MATERIALS

The attached materials are being sent to you pursuant to the requirements for the Optional DNS Process (WAC 197-11-355). A DNS on the attached proposal is likely. This may be the only opportunity to comment on environmental impacts of the proposal. Mitigation measures from standard codes will apply. Project review may require mitigation regardless of whether an EIS is prepared. A copy of the subsequent threshold determination for this proposal may be obtained upon request.

File No. 16-123803-LM
Project Name/Address: 3600 Factoria Boulevard SE
Planner: Carol Orr
Phone Number: 425-452-2896

Minimum Comment Period: March 31 2016

Materials included in this Notice:

- ☒ Blue Bulletin
- ☒ Checklist
- ☒ Vicinity Map
- ☐ Plans
- ☐ Other:

BACKGROUND INFORMATION

Property Owner: Panos Properties LLC

Permit # 16-123803-LM

Proponent:

Contact Person: Freiheit & Ho Architects, Jen Caudle

(If different from the owner. All questions and correspondence will be directed to the individual listed.)

Address: 5209 Lake Washington Blvd NE
Kirkland, WA 98033

Phone: (425) 827-2100

Proposal Title: Factoria Village Redevelopment

Proposal Location: 3600 Factoria Blvd SE, Bellevue, WA 98006

(Street address and nearest cross street or intersection) Provide a legal description if available.

Please attach an 8 1/2" x 11" vicinity map that accurately locates the proposal site.

Give an accurate, brief description of the proposal's scope and nature:

1. General description: New commercial building and associated site improvements of surface parking and landscape areas to replace existing restaurant building.
2. Acreage of site: +/- 10.5 acres
3. Number of dwelling units/buildings to be demolished: n/a
4. Number of dwelling units/buildings to be constructed: n/a
5. Square footage of buildings to be demolished: 9,836 sf
6. Square footage of buildings to be constructed: 11,450 sf
7. Quantity of earth movement (in cubic yards): TBD
8. Proposed land use: Retail/Restaurant
9. Design features, including building height, number of stories and proposed exterior materials:
1-story building with an average parapet at approximately 21'-4" above grade and a tower element at approximately 34' above grade. Proposed exterior materials: brick and aluminum storefront.
10. Other



Estimated date of completion of the proposal or timing of phasing:

Target construction completion late 2016/early 2017.

Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

No.

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3/11/16

List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

A Critical Areas Report has been prepared by Altmann Oliver Associates dated 9/28/2015 and is included as part of the Critical Land Use (LO) permit submittal package.

Critical Area Land Use permit was determined to be unnecessary and has been canceled.

Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. List dates applied for and file numbers, if known.

No.	16-123802-LJ	Land Use Design Review Exemption	2/1/16
	16-124051-BB	Building Permit	2/5/16
	16-124050-GD	Clearing and Grading	2/5/16
	16-123804-LW	Boundary Line Adjustment	2/1/16

List any government approvals or permits that will be needed for your proposal, if known. If permits have been applied for, list application date and file numbers, if known.

No.

Please provide one or more of the following exhibits, if applicable to your proposal.
(Please check appropriate box(es) for exhibits submitted with your proposal):

☐ Land Use Reclassification (rezone) Map of existing and proposed zoning

☐ Preliminary Plat or Planned Unit Development
Preliminary plat map

☒ Clearing & Grading Permit **16-124050-GD**
Plan of existing and proposed grading
Development plans

☒ Building Permit (or Design Review) **16-124051-BB**
Site plan
Clearing & grading plan

☐ Shoreline Management Permit
Site plan

A. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site: ☒ Flat ☐ Rolling ☐ Hilly ☐ Steep slopes ☐ Mountains ☐ Other

b. What is the steepest slope on the site (approximate percent slope)? Unknown

c. What general types of soil are found on the site (for example, clay, sand, gravel, peat, and muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.

A mixture of silt, clay, and fine sand with occasional organic material.

InC: INdianola loamy sand, 5-15 % slopes

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

No.

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- e. Describe the purpose, and approximate quantities of any filling grading proposed. Indicate source of fill.
No fill is anticipated. Grading will be performed to incorporate new design into existing site drainage system.
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.
No **Sedimentation and Erosion Control will be reviewed per BCC 23.76**
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?
Approximately 90%
This percentage will be reviewed for compliance with LUC 20.10.010
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:
Common construction erosion control measures will be used during the course of construction.
Sedimentation and Erosion Control will be reviewed per BCC 23.76

2. AIR

- a. What types of emissions to the air would result from the proposal (i.e. dust, automobile odors, and industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.
During construction: Dust generated from construction work and associated vehicle exhaust.
After construction: Unknown
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.
Unknown
- c. Proposed measures to reduce or control emissions or other impacts to the air, if any:
Unknown

3. WATER

a. Surface

- (1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

Richards Creek (stream) runs along northwest property line.

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- (2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If Yes, please describe and attach available plans.

Yes, new building and associated site improvements will occur within 200 feet of Richards Creek. Refer to attached site plan for proposal.

- (3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

None.

- (4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

No.

- (5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

No.

- (6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No.

b. Ground

- (1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description.

Unknown

- (2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.) Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

Unknown

c. Water Runoff (Including storm water)

- (1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Storm water to be collected by catch basins and water detention pipes to be used for dispersion into existing storm collection system.

- (2) Could waste materials enter ground or surface waters? If so, generally describe.

Unknown

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d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

Storm water to be collected by catch basins and water detention pipes to be used for dispersion into existing storm collection system.

4. Plants

a. Check or circle types of vegetation found on the site:

- ☒ deciduous tree: alder, maple, aspen, other
- ☒ evergreen tree: fir, cedar, pine, other
- ☒ shrubs
- ☒ grass
- ☐ pasture
- ☐ crop or grain
- ☒ wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other
- ☐ water plants: water lily, eelgrass, milfoil, other
- ☐ other types of vegetation

b. What kind and amount of vegetation will be removed or altered?

Existing invasive plants (himalayan blackberry) and other weeds along the west terrace of the stream would be removed

This portion of the work would have been addressed under the Critical Areas Land Use permit which has been cancelled.

c. List threatened or endangered species known to be on or near the site.

None.

Richards Creek is a fish-bearing stream, salmon and Bald Eagles are known to be near the site.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

Willow cuttings would be installed along the stream bank.

5. ANIMALS

a. Check or circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

- ☒ Birds: hawk, heron, eagle, songbirds, other: **owls, woodpeckers, jays, doves**
- ☒ Mammals: deer, bear, elk, beaver, other: **coyote, raccoon, chipmunk, squirrel, rabbits, opossum, and other small mammals such as voles, shrews and bats.**
- ☒ Fish: bass, salmon, trout, herring, shellfish, other: See attached critical areas report dated 9/28/2015 for more information.

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- b. List any threatened or endangered species known to be on or near the site.

Unknown

- c. Is the site part of a migration route? If so, explain.

Unknown

- d. Proposed measures to preserve or enhance wildlife, if any:

Provide landscaping that will provide shade at stream edge.

6. Energy and Natural Resources

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy need? Describe whether it will be used for heating, manufacturing, etc.

Electric, natural gas. Heating, lighting, cooking.

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

No

- c. What kinds of energy conservation features are included in the plans of the proposal? List other proposed measures to reduce or control energy impacts, if any:

Energy efficient glazing system and wall construction.

7. Environmental Health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

None expected.

- (1) Describe special emergency services that might be required.

n/a

- (2) Proposed measures to reduce or control environmental health hazards, if any.

n/a

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b. Noise

- (1) What types of noise exist in the area which may affect your project (for example, traffic, equipment, operation, other)?

Road noise from adjacent roadway, interstate nearby.

- (2) What types and levels of noise would be created by or associated with the project on a short-term or long-term basis (for example, traffic, construction, operation, other)? Indicate what hours noise would come from the site.

Increased construction traffic, typical construction noise expected from 7am to 5pm, Monday - Friday only during short-term construction period.

Construction noise shall comply with the requirements of BCC 9.18

- (3) Proposed measures to reduce or control noise impacts, if any:

Unknown

Construction noise shall comply with the requirements of BCC 9.18

8. Land and Shoreline Use

- a. What is the current use of the site and adjacent properties?

Retail shopping center, adjacent to other retail shopping centers, with an office park to the east.

- b. Has the site been used for agriculture? If so, describe.

Unknown

- c. Describe any structures on the site.

Retail shopping center consisting of three separate multi-tenant buildings of approximately 116,000 square feet. Two separate individual tenant pad buildings; Applebees of approximately 5,700 sf and Keg building which is subject of this proposal.

- d. Will any structures be demolished? If so, what?

An existing restaurant building will be removed and replaced with a multi-tenant building for retail/restaurant use.

- e. What is the current zoning classification of the site?

CB

- f. What is the current comprehensive plan designation of the site?

Retail **Community Business**

- g. If applicable, what is the current shoreline master program designation of the site?

n/a

- h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.

Unknown **Richard's Creek, a type F stream is present on an adjacent parcel**

- i. Approximately how many people would reside or work in the completed project?

Unknown

- j. Approximately how many people would the completed project displace?

Unknown **Zero**

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k. Proposed measures to identify or reduce displacement impacts, if any:

Unknown n/a

i. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

Proposal is compatible with current land use and comprehensive plan land use.

9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

n/a

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

n/a

c. Proposed measures to reduce or control housing impacts, if any:

n/a

10. Aesthetics

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

A tower element at approximately 34' above grade. Proposed exterior materials: brick and aluminum storefront.

b. What views in the immediate vicinity would be altered or obstructed?

Unknown n/a

c. Proposed measures to reduce or control aesthetic impacts, if any:

Proposed building is designed to maintain scale consistent with existing shopping center. Proposed materials and massing are compatible within existing center.

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11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

Building mounted lights that light building facade are proposed.

- b. Could light or glare from the finished project be a safety hazard or interfere with views?

Unknown

- c. What existing off-site sources of light or glare may affect your proposal?

Parking lot and street lighting

- d. Proposed measures to reduce or control light or glare impacts, if any:

Unknown

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?

Unknown

- b. Would the proposed project displace any existing recreational uses? If so, describe.

No

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

Unknown

13. Historic and Cultural Preservation

- a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

No

- b. Generally describe any landmarks or evidence of historic, archeological, scientific, or cultural importance known to be on or next to the site.

No

- c. Proposed measures to reduce or control impacts, if any:

n/a

14. Transportation

- a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.

Factoria Blvd SE is adjacent to the site to the west, existing site access to remain, no change.

- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

A bus stop on Factoria Blvd SE approximately 0.1 miles to the south of the proposed multi-tenant building.

- c. How many parking spaces would be completed project have? How many would the project eliminate?

Approx. 578 existing parking stalls, proposal will increase shopping center parking count by approx 11 stalls.

Resulting development must meet the requirements of LUC 20.20.590

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d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).

No

e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

No

f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

Unknown **Preliminary review by the Transportation Design team is 4 additional trips**

g. Proposed measures to reduce or control transportation impacts, if any:

None

15. Public Services

a. Would the project result in an increased need for the public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.

No

b. Proposed measures to reduce or control direct impacts on public services, if any:

n/a

16. Utilities

a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.

Electricity, natural gas, water, refuse service, telephone, sanitary sewer, storm sewer.

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

Unknown

Signature

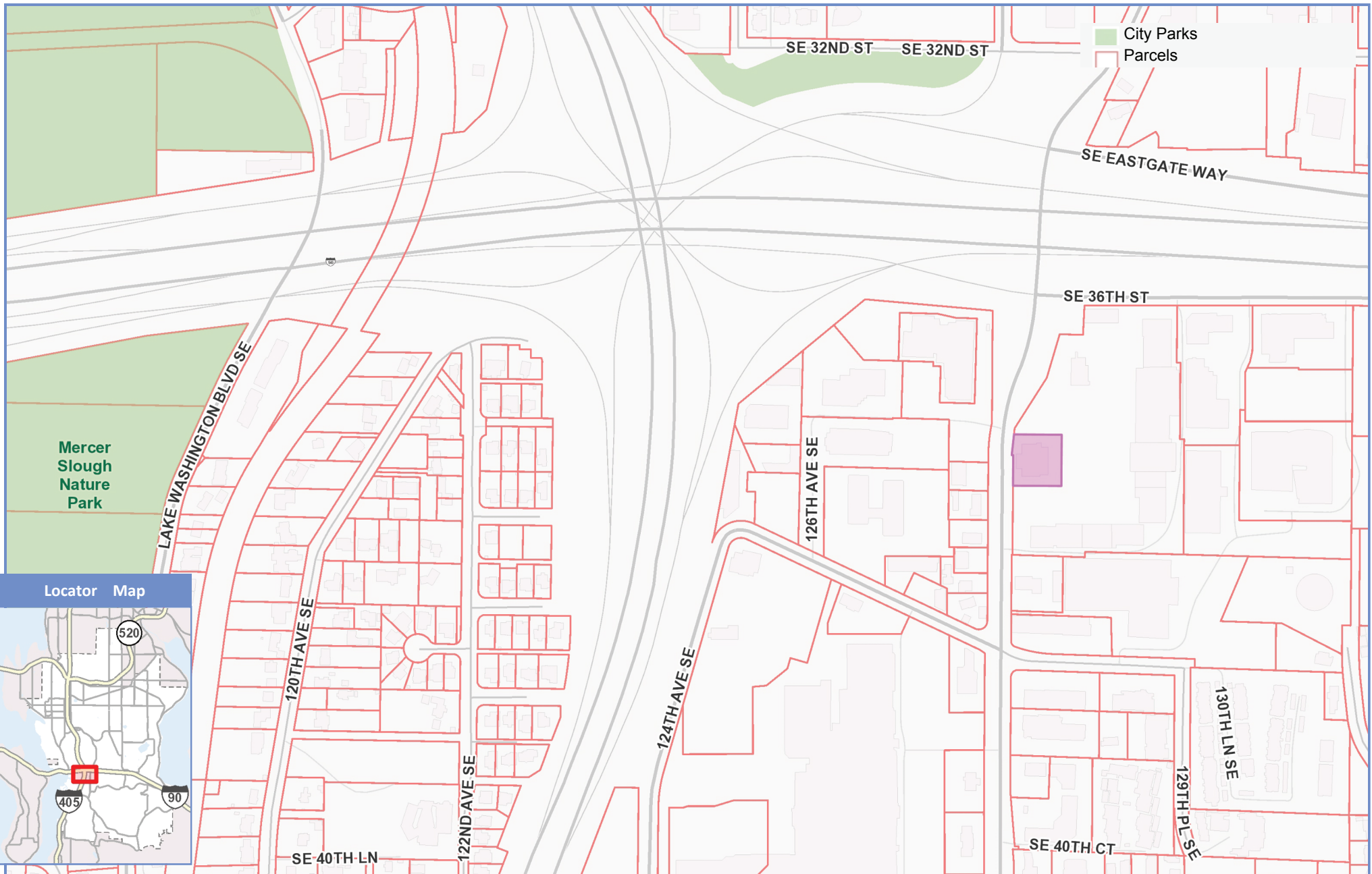
The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature



Date Submitted

2/1/16



16-123803-LM

Factoria Village Shopping Center

3600 Factoria Blvd SE

